



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: ____ Yes ____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

- | | | |
|--|---|---|
| ☒ Informal Staff Review | ☒ Site Plan/Design Review | ☐ Municipal Project (CGS§8-24) |
| ☐ Special Permit/Design Review ¹ | ☐ Subdivision /Resubdivision | ☐ Lot line Adjustment |
| ☐ Zoning Map Change | ☐ Regulation Amendment(s) | ☐ New District |
| ☐ Multifamily Development | ☐ Coastal Area Management ² | ☐ Earth Excavation |
| ☐ Flood Hazard Area | ☐ Other: _____ | ☐ Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: General Industrial Section: 11-Site Plan Modification

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: _____ If subdivision how many lots?: _____

If applicable, are roadways proposed to be private, public or both:

☐ Private

☐ Public

☐ Both⁴

Parcel 1

Map/Block/Lot: 61 / ____ / ____ 3281 / ____

Street No. & Name: #1018 Hartford Tnpk.-Yost Family Realty, LLC

Size SF/AC: 42,000 / 0.98

Zoning District(s): I-G

Parcel 2

Map/Block/Lot: ____ / ____ / ____ ____ / ____ / ____

Street No. & Name: _____

Size SF/AC: ____ / ____

Zoning District(s): _____

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: Yost Family Realty, LLC

Title:

Company: Yost Family Realty, LLC

Address:

City/State:

Zip Code:

Telephone: Fax:

Applicant's Authority to File Application⁵

☒ Legal Owner of Record
☐ Power of Attorney
☐ Contract to Purchase
☐ Other _____

3. Agent Information; if applicable

Name:	Robert DeLuca, P.E	
Title:	Project Engineer	
Company:	CLA Engineers, Inc.	
Address:	[REDACTED]	
City/State:	[REDACTED]	[REDACTED]
Zip Code:	[REDACTED]	
Telephone:	[REDACTED]	Fax:

Specify Nature of Agent

☐ Attorney
☒ Civil Engineer
☐ Land Surveyor
☐ Design Professional; _____
☐ Other: _____
 Bar/License/Reg. No.: _____

4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? ☐ Yes ☐ No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name:	George Yost
Title:	Member
Company:	Yost Family Realty, LLC
Address:	
City/State:	
Zip Code:	
Telephone:	
Fax:	
Email:	

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____

Fax: _____

Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7.	Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)
----	---

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No		% of Property
☒	☐	a. Are inland wetlands present on site?	Total SF/AC <u>100 (drainage swale)</u> / <u>0.002</u> <u>0.2</u>
☐	☒	b. Are tidal wetlands present on site?	Total SF/AC _____ / _____ _____
☐	☒	c. Are their known or suspected vernal pools on the property?	
☐	☒	d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 ½ x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>	
☐	☒	e. Are floodplains or flood hazard areas on the property?	
		Identify: _____	
☐	☒	f. Is the property located within a local, state or national historic district?	
		If yes identify district name: _____	
☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
		If yes, identify: _____	

9. Additional Information

Yes No

- ☐ ☒ a. Is any part of the site within 500' of the Town line? Which town: _____
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☒ ☐ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: refer to site plan
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: refer to site plan
- ☐ ☒ h. Is there a utility, drainage or other easement(s) on the site? Specify: _____
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: ☐ Yes ☐ No (List singularly; attached additional pages if necessary)

<u>Date Issued</u>	<u>Issuing Agency</u>	<u>Approved Use/Activity</u>
<u>3/2/95</u>	<u>ZBA</u>	<u>11 ft. Front Yard Variance</u>
<u>3/2/95</u>	<u>ZBA</u>	<u>10 ft. Side Yard Variance</u>
<u>3/2/95</u>	<u>ZBA</u>	<u>35 ft. Rear Yard Variance</u>
<u>3/2/95</u>	<u>ZBA</u>	<u>To Expand a non-conforming Commercial Structure</u>
<u>7/17/01</u>	<u>P&Z</u>	<u>Site Plan Approval</u>

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): <u>I-G</u>		
Item	Required	Proposed
Minimum Lot Size	40,000 SF	42,000 SF
Frontage	150'	245
Front Yard	75'	64'*
Side Yard	30'	20'*
Rear Yard	50'	15'*
Building Line		
Building Coverage	40%	24%
Parking ⁶	16	24
Landscaping		
Impermeable Coverage		
		*variance granted 3/2/95

refer to site plan

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☐ No

Discipline: Civil Engineer
Name: Robert DeLuca, P.E.
Company: CLA Engineers, Inc
License(s)/
Accreditations: CT P.E. -18756

Telephone: [REDACTED]
Fax: _____
Email: [REDACTED]
License(s)/
Accreditation No(s): _____

Discipline: Architect
Name: Jason Stabach
Company: Stabach Architects
Licenses and/or
Accreditations: Architect

Telephone: [REDACTED]
Fax: _____
Email: [REDACTED]
License/
Accreditation No(s): _____

Discipline: _____
Name: _____
Company: _____
Licenses and/or
Accreditations: _____

Telephone: _____
Fax: _____
Email: _____
License/
Accreditation No(s): _____

Discipline: _____
Name: _____
Company: _____
Licenses and/or
Accreditations: _____

Telephone: _____
Fax: _____
Email: _____
License/
Accreditation No(s): _____

Discipline: _____
Name: _____
Company: _____
Licenses and/or
Accreditations: _____

Telephone: _____
Fax: _____
Email: _____
License/
Accreditation No(s): _____

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☐ Yes ☒ No

Site plans - 6 sheets - 3/11/26 rev.

Architectural Plans-13 sheets-3/9/26

NDDb Map - 1 sheet-3/26

Firmette-1 sheet -3/26

Statement of Use - 1 sheet-3/12/26

P/Z application - 12 sheets - 3/26

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

George P Yost

George P. Yost

04/15/2026

Applicant

ROBERT DeLuca
CLA ENGINEERS, INC

4/16/26

Agent

George P Yost

George P. Yost

04/15/2026

Land Owner

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

George P Yost

George P. Yost

04/15/2026

Applicant

Robert DeLuca
CLA ENGINEERS, INC

4/16/26

Agent

George P Yost

George P. Yost

04/15/2026

Land Owner

Land Owner

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

March 12, 2026

Planning and Zoning Commission
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Plan Modification
Yost Home Improvements, Inc.
1018 Hartford Turnpike, Waterford, CT
CLA-8312

To the Commission:

The following information is provided to address Section 5 & 7 of the PZC Form 1 application.

Statement of Use

CLA Engineers, Inc. has prepared a preliminary application for a site plan modification to the above referenced property located in the General Industrial (I-G) Zone. The project includes the demolition of a portion of the existing building (1,300+/- sf) and the development of a new 3,200 sf addition for a net increase of 1,900+/- sf. The proposed addition will be used for storage of materials associated with the existing Yost Home Improvements business (hours of operation are Monday through Friday 8:00 AM to 4:00 PM). Architectural plans are provided as part of the application. A Zoning Compliance Table is included on Sheet 3 of the Site Plans. Parking has been provided in accordance with the Zoning Regulations, a parking count table is included on Sheet 3 of the Site plans. There is available space for loading as shown on site plans. The proposed building addition/use complies with the Zoning Regulations and is permitted within the I-G District.

Compliance with the Adopted Plan of Preservation, Conservation and Development:

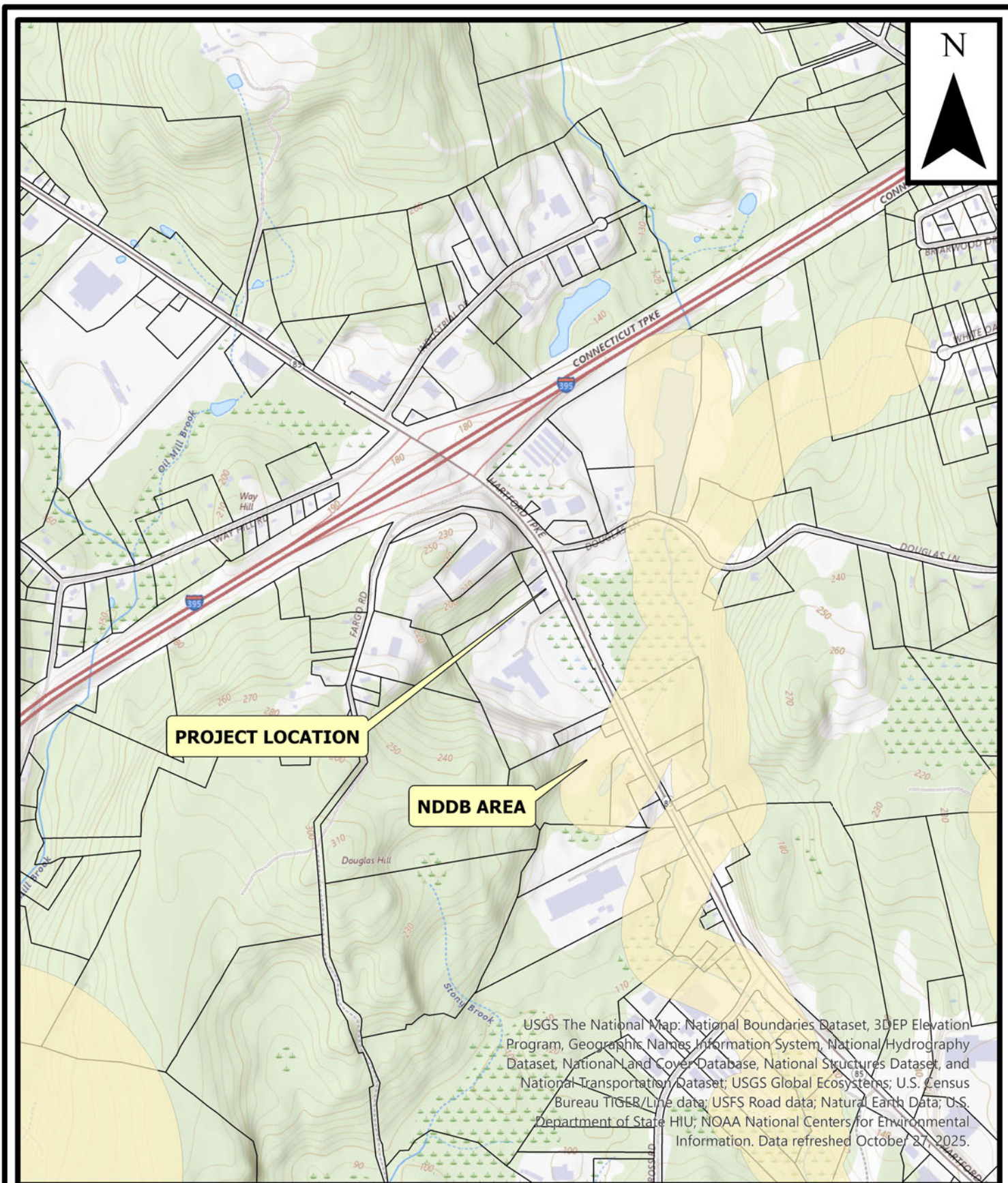
The proposed use of the subject site is consistent with the purpose and intent of the Town of Waterford's adopted Plan of Preservation, Conservation and Development. The proposed addition is permitted within the zoning district, I-G. The site is currently in use by the applicant and the proposed addition will supplement the existing use. The existing inland wetlands onsite (drainage swale) will be preserved and protected. The existing stormwater management system will continue to protect water quality of the area.

Please contact me with any questions or if you require additional information.

Sincerely,



Robert A. DeLuca, P.E.



CLA Engineers, Inc.

CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut
 (860) 886-1966 Fax (860) 886-9165
 e-mail: cla@claengineers.com

NDDB AREAS

**YOST FAMILY REALTY LLC
 1018 HARTFORD TPKE
 WATERFORD, CONNECTICUT**

DATE: 2/12/2026

SCALE: 1"=1,000'

FIGURE

1

National Flood Hazard Layer FIRMette



72°10'8"W 41°23'48"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AS9
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

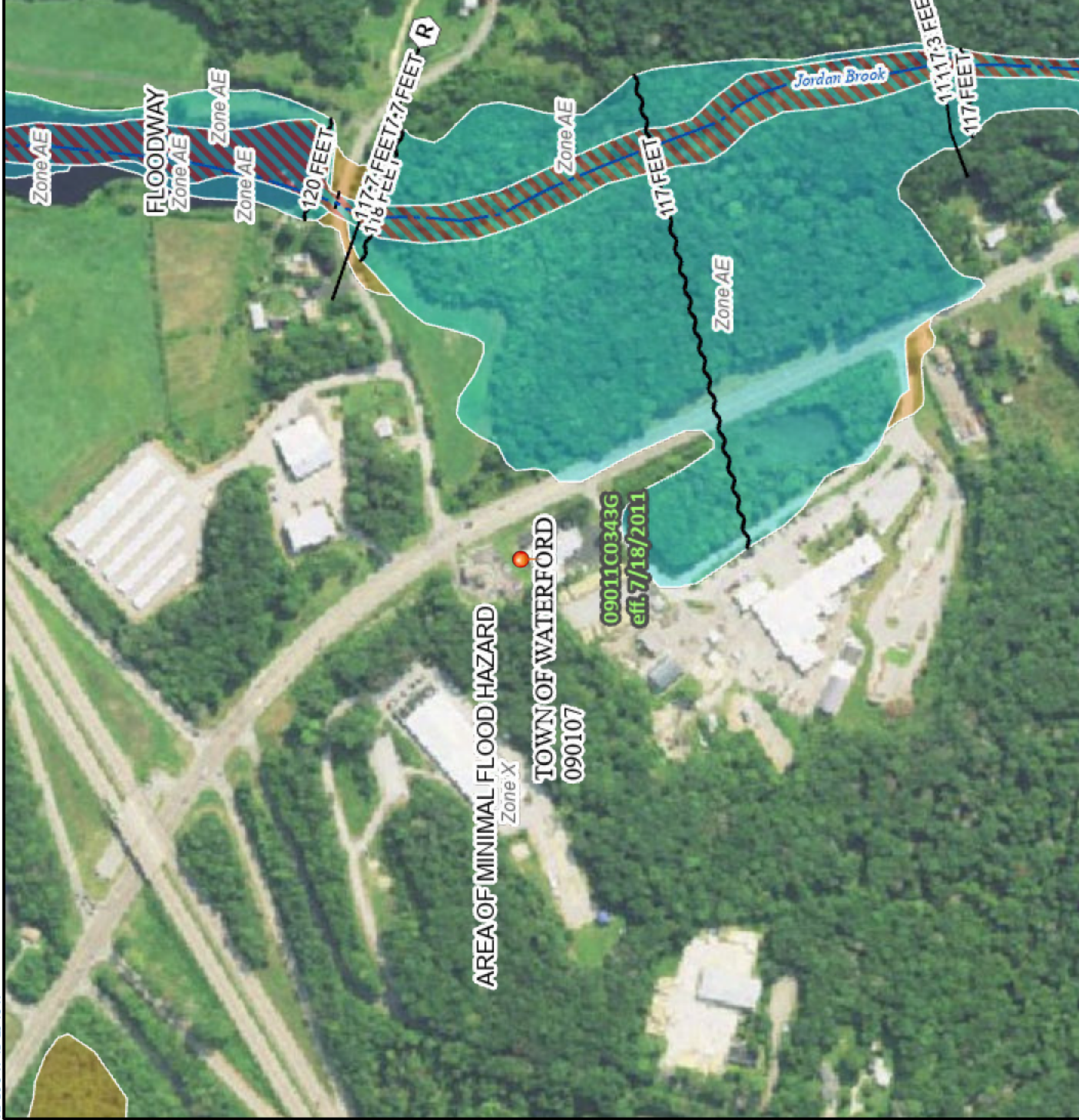
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/12/2026 at 3:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



72°9'30"W 41°23'21"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000